

**City Plan Commission  
Monday, January 7, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing 1:30 PM 1/7/13**

1. File No. 121060. An ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, for additional uses, on land located on the north side of West McKinley Avenue, east of North 4th Street, in the **6th Aldermanic District**. This zoning change was requested by Todd Hutchison, and would allow for additional uses, such as residential, at 1300 North 4th Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Gould

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**Zoning - Public Hearing 1:35 PM 1/7/13**

2. File No. 121267. An ordinance relating to the change in zoning from Local Business to General Planned Development, for housing, on land located on the north side of West Melvina Street, south of West Fond du Lac Avenue, in the **7th Aldermanic District**. This zoning change was requested by Community Advocates, and would permit permanent supportive housing for female veterans at 4900 West Fond du Lac Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Bloomingdale

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**Zoning 1/7/13**

3. File No. 121228. Resolution relating to a minor modification to a Detailed Planned Development, for exterior changes, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This file was requested by the Milwaukee School of Engineering, and will allow for minor changes to the previously approved soccer, parking and retail facility.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Bloomingdale

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**Election of Officers 1/7/13**

4. Chair: Patricia Najera  
Vice Chair: Larri Jacquart  
Executive Secretary: Rocky Marcoux  
Deputy Executive Secretary: Martha Brown
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**Meeting Adjourned At: 2:20 PM**

**By Commissioner: Bloomingdale**

**Attendance: Jacquart, Bloomingdale, Gould, Altoro**

**City Plan Commission  
Monday, January 28, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 1/28/13**

1. File No. 121247. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the **4th Aldermanic District**. This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Bloomington

Condition: revise the north building facade.

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**Zoning - Public Hearing - 1:40 PM 1/28/13**

2. File No. 120999. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HSI Properties, LLC, and would permit multi-family residential development at 1887 North Water Street.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Bloomingdale

\*Conditions. DPD: remove Riverwalk Option C from the DPD drawing set as it has been deemed not feasible by MMSD; finalize the Owner's Written Narrative; add locations and details of enclosed parking vents on the elevations; address shadow study that was agreed upon at the request of a neighborhood meeting attendee; provide locations for bicycle parking and storage; clarifying setbacks. SPROZ and DPD: Show temporary pedestrian walk on the west end of the site, from the Riverwalk to Water Street. The location for removable Riverwalk railing at the point where the future Riverwalk connection to the southwest would occur. SPROZ: finalize the Owner's Written Narrative.

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**Zoning 1/28/13**

3. Resolution approving the Riverwalk, site plan, and building design for a multi-family development located at 1887 North Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **12th Aldermanic District**.

Staff Recommendation: Approve conditionally  
By Commr: Jacquart

Motion to: Approve conditionally\*  
Second by: Gould

See above conditions.

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**Miscellaneous 1/28/13**

4. Amendment to the resolution approving the City Plan Commission calendar. The meeting originally scheduled for April 15, 2013 is hereby rescheduled to April 8, 2013.

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:30 PM**

**By Commissioner: Jacquart**

**Attendance: Altoro, Gould, Torres, Jacquart, Bloomingdale**

**Excused: J Allen Stokes**

**City Plan Commission  
Monday, February 18, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 2/18/13**

1. File No. 121324. An ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development and rescinding an existing Development Incentive Zone, on land located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Comprehensive Planning 2/18/13**

2. File No. 121453. Resolution approving Amendment No. 3 to the Park West "D"/Fond du Lac Avenue Urban Renewal Project Area, in the **15th Aldermanic District**. Adoption of this resolution by at least two-thirds vote of the Common Council will approve a redevelopment plan amendment No. 3 for the above-identified project area by revising the recommendations for land uses, zoning and tax-exemption within the Project Area.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Zoning 2/18/13**

3. File No. 121452. Resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center (a/k/a WITCO), for additional signage and a fence, on land located on the south side of West Good Hope Road, west of North 60th Street, in the **9th Aldermanic District**. This minor modification was requested by Kieffer & Co., Inc., on behalf of Hellerman-Tyton, and would permit additional building signage and the placement of a fence around the existing parking lot at 6701 West Good Hope Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

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**Meeting Adjourned At: 2:25 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Stokes, Najera, Altoro, Bloomingdale**

**Excused: Jacquart**

**City Plan Commission  
Monday, March 18, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM 3/18/13**

1. File No. 121487. An ordinance relating to the Second Amendment to a Detailed Planned Development known as Columbia St. Mary's - Phase I, and the change in zoning from Detailed Planned Development to Two-Family Residential, for residential conversion of an existing building, on land located on the east side of North Lake Drive, north of East North Avenue, in the **3rd Aldermanic District**. This zoning change was requested by Josh Minkin, and would remove the former group living facility occupied by the Daughters of Charity, which is now vacant, at 2430 North Lake Drive from the Columbia St. Mary's - Phase 1 Detailed Planned Development, and rezone the parcel to Two-Family Residential. This would permit the conversion of 2430 North Lake Drive to a two-family residence.

Staff Recommendation: Approve  
hearing/Approve  
By Commr: Stokes

Motion to: Close public  
Second by: Bloomingdale

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**Zoning 3/18/13**

2. Resolution approving river-facing elevations for a proposed multi-family development located at 2650 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, south of East Center Street, relative to the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) established by Section 295-1009.0002 of the Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Street & Alley Vacation 3/18/13**

3. File No. 120874. Resolution to vacate the unimproved portion of the north-south alley in the block south of West Stevenson Street, between North 73rd Street and North 74th Street, in the **10th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Miscellaneous 3/18/13**

4. File No. 121297. An ordinance granting an air space lease to Georgetown LLC for a portion of street facade along North Prospect Avenue and along East Ivanhoe Place, in **Aldermanic District 3**.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Gould

\*condition: approval by Airspace & Subterranean Lease Subcommittee

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**DPW 3/18/13**

5. File No. 121437. An ordinance to amend the Official Map of the City of Milwaukee.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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**Real Estate 3/18/13**

6. File No. 121570. Substitute resolution authorizing the sale of City of Milwaukee vacant lots to Milwaukee Habitat for Humanity, Inc. to create building sites for its 2013 housing program, in the **15th Aldermanic District**, and dedicating public right-of-way for this purpose. This substitute resolution authorizes the sale of multiple Neighborhood Properties by the City of Milwaukee pursuant to Section 304-49-7, Milwaukee Code of Ordinances, according to the conditions in a Land Disposition Report, and authorizes the dedication of a portion of one property for alley purposes.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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**Meeting Adjourned At: 2:05 PM**

**By Commissioner: Stokes**

**Attendance: Jacquart, Gould, Stokes, Bloomingdale, Altoro**

**Excused: Najera**